

FLOOD PLAIN PERMIT COMMITTEE MEETING

*201 West Gray, Main Municipal Complex, Study Session Room
Monday, August 20, 2012
3:30 p.m.*

Minutes

PRESENT: Shawn O'Leary, Director of Public Works
Susan Connors, Director of Planning/Community Development
Scott Sturtz, Capital Projects Engineer
Ken Danner, Subdivision Development Manager
Jane Hudson, Principle Planner
Sherri Stansel, Citizen Member
Neil Suneson, Citizen Member

OTHERS PRESENT: Todd McLellan, Development Engineer
Julie Shelton, Staff
Joe Allen, Allen Farms

The meeting was called to order by O'Leary who introduced Neil Suneson as a new committee member. O'Leary asked the committee for approval of the minutes of the June 18, 2012 meeting. Motion by Connors. Seconded by Sturtz. Approved 7-0.

Item No. 1, Flood Plain Permit Application No. 508: O'Leary introduced the application as a request for a flood plain permit submitted by Joe Allen to drill a water well on his property at 476 Allen Road. McLellan introduced Allen and reviewed the presentation with the committee to show the location of the property. It was indicated that the majority of the property is in the flood plain and that the location of the water well is just east of the Ten Mile Flat Creek channel. McLellan stated that the purpose of the well is for irrigation of the sod, trees and plants and will be drilled at a depth of approximately 60 feet using a 12 inch diameter drill bit and a 5 inch diameter casing. Information was given that any excess fill materials will be removed from the flood plain. The top of the well casing and surface equipment will be installed at least two feet above the base flood elevation. The applicable ordinance sections were reviewed and staff recommended approval of the permit. O'Leary asked for additional questions or comments. Motion from Sturtz. Seconded by Danner. Approved 7-0.

Item No. 2, Flood Plain Permit Application No. 509: O'Leary introduced the application as a request for a flood plain permit submitted by the City of Norman for the rebuilding of structures damaged or destroyed by the August 2012 wildfire. McLellan presented a map of the affected area. The map indicated that 26 structures to include houses, barns, and manufactured homes are located within the flood plain, but noted that only 6 of these structures were damaged or destroyed by the wildfire. It was pointed out that most of the damage occurred near Bridge Creek Drive. McLellan stated that FEMA regulations and Norman's Floodplain Ordinance require that a flood plain permit be obtained and a substantial damage assessment be completed for any property or structures that are intended to be rebuilt in the flood plain. Additional explanation was given to indicate that if the total cost for repair exceeded 50% of the market value of the structure, then the entire structure must be upgraded to meet current flood plain standards. McLellan added

comment that in order to expedite the process, the Flood Plain Administrator can issue a temporary general flood plain permit for the rebuilding of structures in the affected area. The committee reviewed the pictures of the damaged properties. Applicable ordinance sections were noted to include requirements of the property owner for rebuilding of their structures. Clarification on regulations from O'Leary and Connors asked about the location of some of the properties in relation to flood plain and flood way. McLellan stated there is no flood way in the affected area. Danner then asked how the base flood elevations would be determined as the properties are located in an unstudied area and miscellaneous discussed ensued. Motion for approval from Stansel. Seconded by Danner. Approved 7-0.

Miscellaneous Discussion:

Miscellaneous discussion from the committee.

Meeting adjourned at 4:10 p.m.